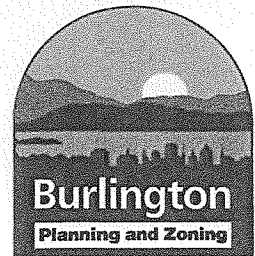


Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
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David White, AICP, Director
Ken Lerner, Assistant Director
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Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Scott Gustin
DATE: April 9, 2013
RE: 12-1138PD; 70 Appletree Point Lane

Zone: WRL Ward: 4
Owner/Representative: Staniford Farms, LLC

Request: Amend final plat approval. Relocate existing farmhouse, modify private drive, reduce number of new building lots, and delete construction of new homes.

OVERVIEW:

The applicant is requesting approval to amend an existing final plat approval for a 26-unit planned unit development (PUD) granted October 16, 2012. The requested amendment includes deletion of the new homes. Construction will be by individual property owners as they purchase the building lots. The total number of new building lots will decrease to 21 with 4 common land lots. The private Appletree Point Lane will be modified and the existing farmhouse will be relocated and placed on a new foundation. Some changes to the proposed farmhouse garage and breezeway are also included.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Part 4: Special Use Regulations

The existing farmhouse is on the Vermont historic register. The proposed renovations (including relocation) and garage/breezeway addition are subject to review under these criteria.

Sec. 5.4.8, Historic Buildings and Sites

(b) Standards and Guidelines

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The farmhouse has always been used as a single family residence and will continue to be used as such. The proposed renovations to the farmhouse remain essentially unchanged from the previous approval except for its relocation.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The previous approval included renovation of the farmhouse in place. Existing building materials, including the wooden clapboard siding and slate roofing, would be repaired or replaced in kind as needed. As now proposed, the building itself would be similarly renovated; however, it would also be picked up and moved some 200' to the east and placed on a new

foundation with a completely different orientation. The report submitted in support of moving the home focuses in large part on the condition of the existing foundation. While there is no assertion that it has failed, the report notes that it is moldy, wet, structurally deficient, and does not comply with current code requirements. While it goes without saying that a basement this old would not comply with current code requirements (and does not need to), replacement of the foundation would be acceptable in any event. What is at issue here is relocation of the building. The argument provided for moving the home asserts that doing so is less expensive than replacing the foundation in place and that two additional building lots may be created. It would seem to reason that moving the home temporarily to allow for replacement of the existing foundation and then moving it back onto the new foundation would be a similar undertaking to moving it a bit further away onto a newly relocated foundation. As for the creation of additional building lots, the properties involved in this development amount to 15.74 acres (with 12.27 acres buildable) and could conceivably accommodate two additional building lots with the farmhouse in its current location.

The context of the farmhouse has changed radically since its original construction circa 1830. The farm is gone, as are most of the related farm structures. Residential subdivisions cover most of what used to be farmland. Interior farm roads are also gone except for what remains of Appletree Point Lane. Relocation of the farmhouse would further erode its original context. Insofar as its original location remains historically relevant, the arguments provided thus far are inadequate to justify a further significant change in its historic context and spatial relationship to its surroundings. If it is determined by the Design Advisory Board that the surroundings have changed so significantly as to render the original location irrelevant, moving the structure is acceptable.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Relocation of the historic structure further alters the context of the farmhouse and implies a false sense of its original location. As for the structure itself, no conjectural alterations are proposed. There is no attempt to fabricate faux historic elements.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Removal of the northern addition has already been approved. No additional demolition is proposed.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All of the farmhouse's significant materials, features, and finishes will be retained.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Historically significant features will be repaired in kind. Where replacement is proposed, the replacement features (i.e. windows) will match the originals.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archeological resources on the property.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

Nothing is changing about the proposed renovations to the farmhouse building itself. The previously proposed breezeway will now be enclosed and shorter. It continues to provide a connection between the home and the garage while leaving the essential form and integrity of the farmhouse building intact. The garage design is somewhat different from the previous approval; however, it remains clearly subordinate to, and separate from, the farmhouse. As noted previously, relocation of the farmhouse is a substantial alteration that significantly alters its historic spatial relationships within the property.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

See #9 above.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

(a) Protection of important natural features

The amended subdivision plan depicts generally the same layout as previously approved, albeit with somewhat larger building lots. The new lots continue to be placed along the new roads within the development. They remain out of the wetlands onsite. The wetlands will be contained within common open space areas for the project.

(b) Block size and arrangement

No new blocks are proposed. The interior roads, including one new public road, will connect to the city's public street system.

(c) Arrangement of Lots

As with the previous approval, newly created lots are regular in shape, except for undeveloped open space parcels. While many of the new lots along the new public road remain relatively small, the overall density of the development will be less than that of surrounding development.

(d) Connectivity of streets within the city street grid

The amended project does not affect proposed street connectivity in any way.

(e) Connectivity of sidewalks, trails, and natural systems

No changes to sidewalk connectivity within the development and to the existing public sidewalk system are included in the amended project plans.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The amended project plans entail no new impacts to onsite natural features including ponds, wetlands, wooded areas, and the existing row of mature Locust Trees along Appletree Point Lane.

(b) Topographical alterations

No significant topographic changes are included in the amendment.

(c) Protection of important public views

There are no important public views from or through the property.

(d) Protection of important cultural resources

The site has no known archaeological resources.

(e) Supporting the use of alternative energy

Not applicable (no building construction is included).

(f) Brownfield sites

The property is not included on the Vermont DEC's Hazardous Sites List.

(g) Provide for nature's events

Stormwater management measures will be installed as originally approved.

There is ample room onsite for seasonal snow storage.

(h) Building location and orientation

While the construction of new homes has been deleted from the subdivision proposal, the amended plans depict building envelopes on each new building lot. These envelopes will provide for consistent spacing and orientation of new homes within the development.

(i) Vehicular access

All of the new building lots will be served by private driveways. Vehicular access changes from the previous approval only insofar as the number and spacing of new building lots changes in the amendment.

(j) Pedestrian access

As previously approved, new public sidewalks will serve the new subdivision. The public sidewalk runs continuously across driveways as required. When they are built, each new home will be required to have a front walkway connecting to the public sidewalk.

(k) Accessibility for the handicapped

Public sidewalk ramps will be handicap accessible as required.

(l) Parking and circulation

Onsite circulation remains essentially unchanged. Parking will be provided with individual homes as they are constructed under separate permits.

(m) Landscaping and fences

As previously approved, new street trees will be planted along the new public road. These trees have been reviewed and approved by the City Arborist. Other landscaping consists of a variety of trees, shrubs, and ground cover. Landscaping will be installed in common open space areas. Construction of individual homes will include landscaping plans.

Split rail cedar fencing will be installed along sections of 50' wetland buffer in the rear yards of affected properties. The fencing will provide an on-the-ground demarcation of the buffer zone.

(n) Public plazas and open space

Common lands and amenities remain essentially unchanged except that a small gazebo has been added to the green space at the end of the reconfigured Appletree Point Lane.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

No changes to project infrastructure are included in the amendment. Actual construction associated with the amendment is limited to infrastructure elements such as the road, sidewalks, utility lines, etc, and the farmhouse renovation and relocation.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

Not applicable (no new home construction is included).

RECOMMENDED MOTION:

Relocation and reorientation of the farmhouse is a significant alteration that further alters the context of the building and its long-standing spatial relationships within the property. There is, however, merit to the argument that the site and its surroundings have been so radically altered over time as to make this particular location inessential to preserving what remains of the building's historic integrity.

Replacing the foundation in place is the recommended alternative. If the Design Advisory Board finds that relocation is acceptable, the farmhouse, in its existing location, should be properly documented using the applicable standards of the Historic American Building Survey and be submitted to the Department of Planning & Zoning prior to relocation.

Staniford Farms
Appletree Point
Burlington, Vermont

PUD Project Phasing

Single Zoning Permit

<u>Phase</u>	<u>Reference Parcel</u>
1	Overall PUD - Plat of Survey, Proposed Boundary Adjustments & Subdivision Plan (26 housing lots + 4 HOA lots)
2	Staniford Farms Road - New Public Street
2	Appletree Point Lane - Relocated Private Road
2	Site Infrastructure (utilities, street plantings, storm water pond, etc.)

Note 1

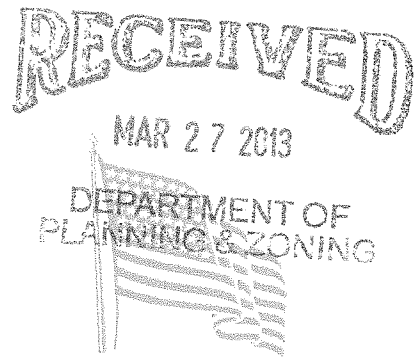
Individual Zoning Permits to be issued for each housing lot

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PLANNING & ZONING

Staniford Farms, LLC
P.O. Box 1335, Burlington, VT 05402
802-861-3000 fax 802-861-3003



March 27, 2013

Scott Gustin, AICP
Senior Planner
Department of Planning & Zoning
149 Church Street
Burlington, VT 05401

Re: Staniford Farms, 70 Appletree Point Lane
Final Plat Amendment to Findings of Fact - 12-1138PD

Dear Scott,

Enclosed please find the following materials for you use in connection with my request to amend my Final Plat approval for the above referenced property:

- Zoning Permit Applications (5)
- Application Fee - \$150.00
- Development Program Summary
- PUD Project Phasing
- Plan Set (Civil, Landscaping & Architectural). The Architectural plans only depict the Farmhouse on Lot 20
- Digital Plan Set
- Blue Brick Preservation - report on the relocation of the Farmhouse
- existing conditions pictures of the Farmhouse basement

Proposed Changes

In general, we are removing the new homes from the plans and seeking approval for a subdivision only, plus the relocation of the historic Farmhouse to (new) Lot 20. All of the previously approved infrastructure improvements (streets, utilities, plantings, retention pond, etc.) will remain essentially the same. Individual lot buyers will secure zoning permits for the homes they desire to construct on their respective parcels. The plans reflect minor modifications to the boundary line adjustments with my neighbors. At full build-out, the PUD will have a total of 26 single-family homes.

The overall project is summarized, as follows:

- 21 new (vacant) single-family house lots
- the relocation of the Farmhouse to new Lot 20
- 4 existing neighbor homes
- 4 HOA parcels

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Lot Coverage

As currently approved (i.e. including the houses depicted on each and every lot), the overall lot coverage is 13.6%.

For the purposes of calculating lot coverage in the amended plan, I propose that we divide the PUD into two components, as follows:

- Component A - to include new lots 1 - 19, plus the 4 HOA lots, plus the new public ROW
- Component B - to include Lots 23, 24, 25 & 26 (i.e. the existing neighbors), as their boundaries are herein adjusted.

If you assume that each and every new lot (1 - 22) in Component A is built out to the full extent of the building envelopes depicted on the plan (which is only theoretically possible), the overall lot coverage in the PUD would be only 32.5%. Of course, it's not possible to build out each and every lot to the full extent of the prescribed building envelopes, so the resulting overall lot coverage is more likely to in the range of 20%.

Therefore, as a condition of approval, I propose that when each individual lot owner (i.e. lots 1 - 22) comes in to apply for a zoning permit for his/her lot, that the lot coverage need not be calculated, as Component A can never reach the maximum allowable under the CDO.

For Component B, I propose that those 4 lots (23, 24, 25 & 26) remain subject to the lot coverage limits prescribed in the CDO (i.e. 35%).

Staniford Farmhouse - relocation

The amended plans depict the relocation of the Farmhouse to new Lot 20, where it will be appropriately restored. A new 2-car garage will be added, connected to the Farmhouse by a 10'x12 breezeway. The garage and breezeway are designed to be subordinate to and set back from the Farmhouse.

I have made every attempt to sell the Farmhouse in its present location and in its present condition. The consistent response I have received is that given the condition of the old stone foundation, and significant structural issues, it is not economically feasible to restore the house in place.

In addition to being prohibitively expensive to repair the foundation and correct the structural deficiencies, the current basement does not meet the building code for height clearance; cannot be brought into compliance with the City's energy codes; and is wet and moldy, which condition cannot be rectified (see interior pictures attached).

The house has been vacant for several years, has no heating system and has experienced repeated winter freeze-ups. Even though I have diligently protected and secured it since I purchased it in December 2009, it continues to deteriorate.

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There are no specific standards in the CDO by which to determine whether an historic house should be relocated, other than a statement that relocation is preferred over demolition.

Reciting language from the "demolition" section of the CDO, the Farmhouse is certainly at risk by remaining in its current location; it cannot be used in a manner that is "economically beneficial"; and there is no economically feasible strategy that can be employed to rehab it in place.

In fact, I am meeting the letter and intent of the same section of the CDO, which states its purpose as: "To discourage the demolition of a historic building, and allow full consideration of alternates to demolition, including rehabilitation, adaptive reuse, resale, or relocation".

By proposing to move the Farmhouse by a mere 200 feet, I am accomplishing the following:

- no demolition
- rehabilitation
- resale
- relocation

In addition, although the Farmhouse is on the Vermont State Register of Historic Places, it is likely no longer eligible for listing on the National Registry. According to a report prepared by Blue Brick Preservation, (attached), the relocation that I propose is not only appropriate, it is in compliance with the National Park Service's Management Policies.

I do not believe it is fair nor reasonable to expect me to privately underwrite the restoration of a deteriorated historic structure; however, I am fully committed to saving the Farmhouse and willing to relocate it nearby and see that it is properly restored and honored.

For the record, it is the precisely the relocation of the Farmhouse, and the resulting creation of two salable building lots in its place, that enables me to undertake the restoration of the Farmhouse in the first place.

My application and the amended plans, as submitted, reflect the following:

Final Plat (12-1138PD) Conditions of Approval - no change, except as amended herein

Compliance with the Conservation Board's Recommendations - no change

Construction Schedule - the site infrastructure improvements will be completed in a single phase. The homes will be constructed on the individual lots pursuant to market demand.

Erosion Control - no change

Fire Marshall Approval - no change

Inclusionary Housing - no longer applicable

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Staniford Farms Homeowners Association, Inc. (19 house lots + 3 HOA parcels)

- Lots 1 - 19 are new single-family lots
- HOA Lots A, B & C - are common land for the benefit of the homes fronting on Staniford Farms Road

Appletree Point Farm Homeowners Association, Inc. (7 house lots + 1 HOA parcel)

- Lots 20 is a new single-family lot upon which the Farmhouse will be relocated
- Lots 21 & 22 are new single-family lots
- Lots 23, 24 & 25 are existing single-family lots
- HOA Lot A - is common land for the benefit of the homes fronting on (relocated)m Appletree Point Lane

Lot 26 (existing home), which fronts on Appletree Point Road, will not be a member of either Homeowners Association

Relocation of Appletree Point Lane - no change

Underground Utility Services - no change

Article 10.1.8 (d) Review Criteria

The project, as proposed, conforms to all City plans and regulations and will not place an undue burden on municipal services or infrastructure. There are significant natural areas on the project site, all of which are being preserved. With a proposed density of only 1.19 units per acre (26 units/21.84 acres) and a maximum overall lot coverage well below the allowable limits, the proposed project represents a very low intensity of development, as compared to the surrounding built environment.

Gazebo - added on Appletree Point Farm HOA Lot A

Traffic - The total number of housing units has been further reduced from Final Plat, so the original Traffic Report, dated May 2011, remains valid.

Sincerely Yours,



Eric F. Farrell
Sole Member

Attachments

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PO Box 3074, Burlington, VT 05408 802-999-1634 www.bluebrickpreservation.com

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PROPOSED RELOCATION OF HISTORIC STANIFORD FARM HOUSE

Blue Brick Preservation was asked to evaluate the effect of relocating the former Woodbury-Wick House (now commonly referred to as the Staniford Farm House) approximately 200' to the east of its present location. Entered onto the Vermont State Register of Historic Places as the Hilton Wick Property in 1993, it was once part of an extensive (300+ acres) farm. The site has a rich and documented history and what remained of the property in 2008 (less than 3 acres) was determined to be potentially eligible for the National Register of Historic Places under Criterion C – for the architectural merits of the dwelling and its associations with noted Vermont architect Louis Sheldon Newton. Eligibility under Criterion A for its associations with the development of agriculture in Vermont was deemed tenuous since much of the pastoral context had been lost.

Remaining elements of the property were documented in 2010: the prominent entry portico, which was in danger of collapse, along with several outbuildings which were also in poor condition and being considered for removal. Due to a number of environmental and other factors, the house now requires extensive structural, foundation and utility repairs in order to make it livable. It appears that making it compliant with relevant life safety and energy codes is infeasible, even impossible. The property owner has had a number of parties interested in purchasing and renovating the home in its present location, but estimates for this work have been exceptionally high and discouraging to prospective buyers. *In situ* foundation repairs in particular are reportedly cost prohibitive, making relocation a more economically feasible alternative for the property owner - who has articulated a commitment to retaining the historic house rather than removing it from the site entirely.

Part of the proposed residential redevelopment of the area includes relocation and reorientation of the main block of the historic dwelling. Currently it faces southeast. Historically, it fronted a road that is no longer extant. The current proposal aims to reorient the house so that it faces west-southwest, where that it can overlook a small green that is part of the new development. The existing garage and connecting wing of the building will be removed and a new garage erected at the new location.

Relocation and reorientation of a historic structure can be problematic, as these are measures which can erode its integrity. National Park Service policy on the relocation of a historic structure that is of "less than national significance" is such that it may be moved if it "cannot practically be preserved on its present site" and if "every effort will be made to re-establish its historic orientation, immediate setting and general relationship to its environment." (National Park Service Management Policies, Chapter 5 - 5.3.5.4.5, 2006). In this case, the proposal aims to mitigate adverse effects by: relocating the structure a short distance from its original location; orienting the dwelling in such a manner that it articulates a prominent and logical relationship to surrounding buildings and landscape features; retaining historic design elements and exterior materials; restoring an earlier porch design; and locating a new, compatible garage on a secondary elevation away from the approach road. Although the location and

PROPOSED RELOCATION OF HISTORIC STANIFORD FARM HOUSE

orientation of the building will change, its immediate setting and environment will largely be reestablished – thus complying with NPS policy. In light of a lack of prospective buyers willing to rehabilitate the property in its present form and location, relocation is a preferable and appropriate alternative to demolition.

Liisa Reimann

Liisa Reimann
Principal
March 22, 2013

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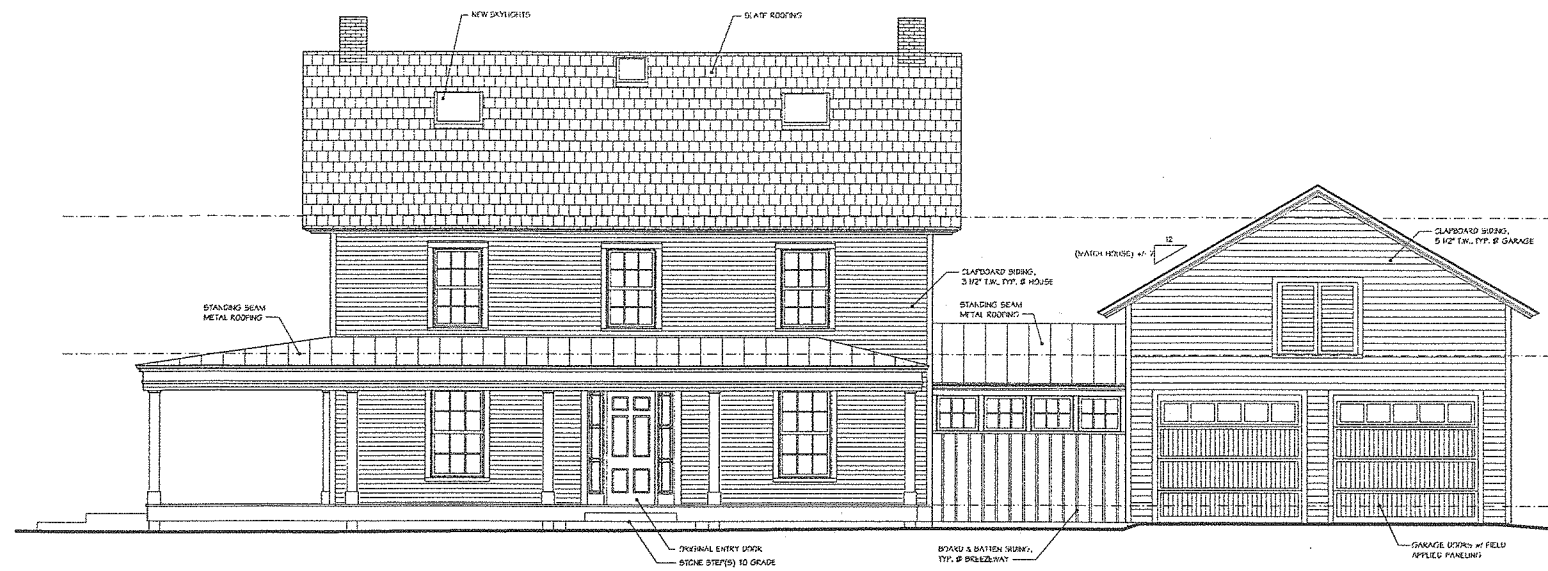
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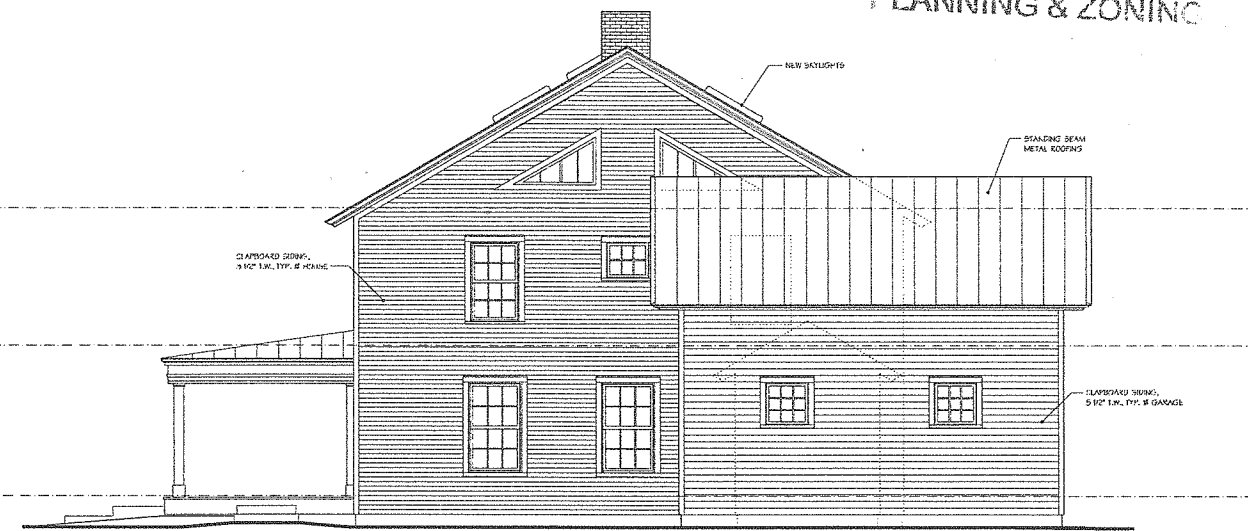


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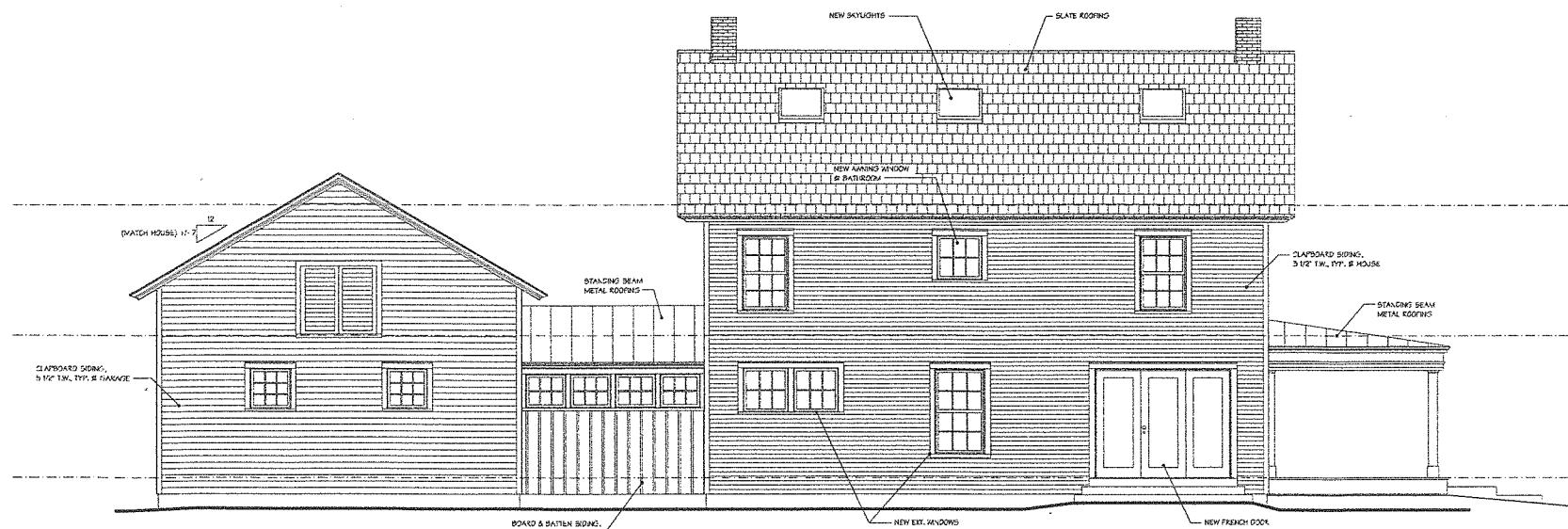
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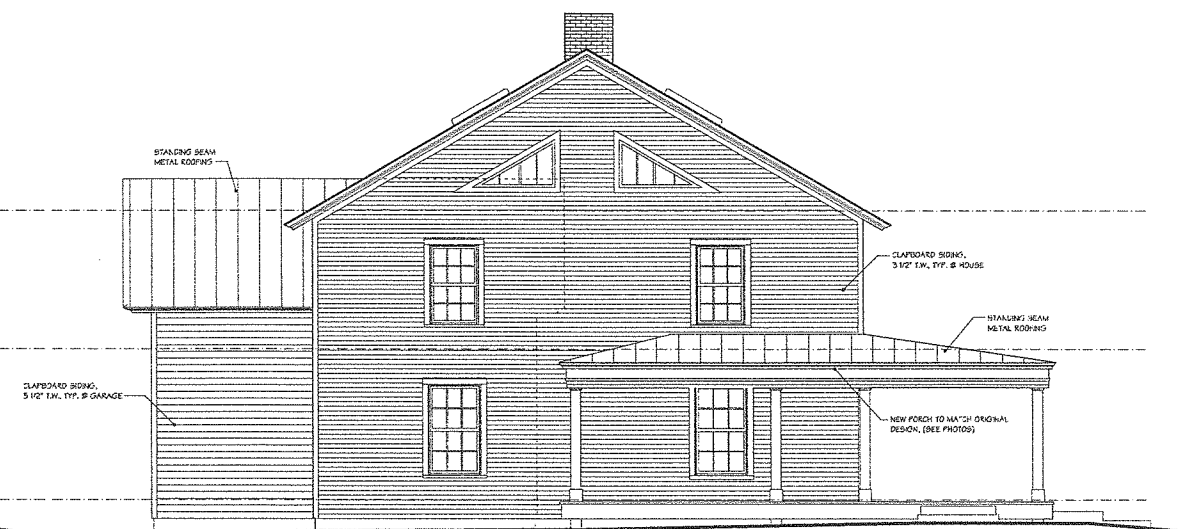
1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



3 BACK ELEVATION
Scale: 3/16" = 1'-0"



4 LEFT ELEVATION
Scale: 3/16" = 1'-0"

STANIFORD FARMHOUSE

BURLINGTON, VERMONT

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DATE: 03.26.2013

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